Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minute September 4, 2009

A meeting of the Planning Commission of the City of Saint Paul was held Friday, September 4, 2009, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners Mmes. Donnelly-Cohen, Lu, Morton, Porter, Smitten, Thao, Wencl; and

Present: Messrs. Commers, Goodlow, Gordon, Kramer, Nelson, and Ward.

Commissioners Ms. *Faricy and Messrs. *Alton, *Johnson, *Margulies, *Schertler, and

*Spaulding.

Absent:

*Excused

Also Present: Donna Drummond, Planning Administrator; Tom Beach, Department of Safety

and Inspections, Patricia James, Penelope Simison, Dave Gontarek, and Sonja

Butler, Department of Planning and Economic Development staff.

I. Approval of minutes August 21, 2009.

<u>MOTION</u>: Commissioner Wencl moved approval of the minutes of August 21, 2009. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Commissioner Donnelly-Cohen, who is the Commission's first vice chair, chaired the meeting. She had no announcements.

III. Planning Administrator's Announcements

Donna Drummond reported that on Wednesday at City Council a resolution was approved requesting that the Planning Commission working with the Historic Preservation Commission prepare a report and recommendation to the City Council in six months regarding the potential establishment of neighborhood conservation districts.

Another resolution was approved that had been laid over a number of times regarding Ayd Mill Road. The resolution requests that the Mayor, Public Works and PED start a community process to relook at the future of Ayd Mill Road.

Also at City Council there was a standing room only public hearing on the Snelling Avenue median improvements. The Council unanimously approved adding a median between St. Clair and Grand Avenue on Snelling.

IV. Zoning Committee

NEW BUSINESS

#09-252-587 Dr. Lee Chen – Rezoning from B3 General Business to RM2 Medium-Density Multiple-family Residential. 1880 Old Hudson Road, SW corner of Hazel. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

#09-252-744 Dr. Chen – Conditional Use Permit for assisted living facility and variances of side yard setbacks for the parking lots on each side of the building. 1880 Old Hudson Road, SW corner of Hazel. (*Penelope Simison*, 651/266-6554)

Commissioner Nelson asked about the set backs and the variance.

Penny Simision, PED staff explained that the required set back for the building is one-half the height of the building, which is twenty-five feet in this case. The variance would allow parking in the required side yard. She also explained that there is a fairly steep elevation grade change between the site and the surrounding property, which limits parking and fire lane locations.

Commissioner Nelson said that he would like to see a wider buffer between the parking and the property line. He suggested that these things be addressed in site plan review.

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit and variance subject to additional conditions. The motion carried unanimously on a voice vote.

#09-226-313 Keeprs – Conditional Use Permit for a gun shop retailing to law enforcement with modification of distance from residentially zoned property. 1055 Westgate Drive, NW corner of Westgate and U of M Transit way. (*Sarah Zorn*, 651/266-6570)

Commissioner Smitten asked if the authorized list is a 2008 list that will be revised or not.

Commissioner Gordon explained that the list will not be revised.

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee's recommendation to approve the conditional use permit subject to additional conditions. The motion carried unanimously on a voice vote.

#08-083-992 Laurel Apts Parking Lot #2 – Public hearing to consider revocation or modification of parking lot site plan approved June 11, 2008, for failure to meet conditions of approval. 2057 Laurel Avenue. (*Tom Beach*, 651/266-9086)

<u>MOTION</u>: Commissioner Morton moved the Zoning Committee to approve the original site plan subject to additional conditions. The motion carried unanimously.

Tom Beach, DSI staff announced that staff wants to bring a site plan for a parking lot at the MGM Liquor store on Larpenteur and Lexington to the Planning Commission in two weeks for a public hearing. Mr. Beach explained that at the time the MGM Liquor store was built, there was a privacy fence along the alley required by zoning. MGM recently removed the fence; the matter went to court; and the court has said that MGM must submit a new site plan and go through the city process. Because review of the plan has been delayed, the deadline for action is approaching. The Planning Commission has adopted a resolution regarding site plan review that permits hearings to take place at the Planning Commission if there are concerns about meeting the deadline for action on a site plan.

<u>MOTION</u>: Commissioner Morton moved to set the public hearing for two weeks from today. Commissioner Ward seconded the motion. The motion carried unanimously on a voice vote.

(Subsequent to the meeting, staff determined that legal notice requirements for the public hearing could not be met. The public hearing will be held at the September 24, 2009 Zoning Committee meeting.)

Commissioner Morton announced the items on the agenda for the next Zoning Committee meeting on Thursday, September 10, 2009.

V. Comprehensive Planning Committee

Commissioner Donnelly-Cohen reported that their next meeting is on Tuesday October 6, 2009 starting at 3:30 p.m. and one of the items on the agenda is the parking requirements zoning study.

VI. Neighborhood Planning Committee

<u>District 4 Plan Summary</u> – Release for public review and set a public hearing on October 2, 2009. (*Penelope Simison*, 651/266-6554)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to release the summary for public review and set a public hearing for October 2, 2009. The motion carried unanimously on a voice vote.

Commissioner Wencl announced the items on the agenda for the next Neighborhood Planning Committee meeting on Wednesday, September 9, 2009.

VII. Communications Committee

Commissioner Smitten had no report.

VIII. Task Force Reports

Commissioner Wencl announced that the Holman Field Joint Airport Zoning Board is having a meeting on Tuesday, September 8, 2009 and that this is not a public hearing.

Commissioner Smitten announced that on September 14, 2009 the Urban Land Institute is hosting Ken Greenberg to speak. An email notice will be sent out to all of the commissioners with more information.

IX.	Old Business	
X.	New Business	
XI.	Adjournment	
	Meeting adjourned at 9:05 a.m.	
Sonja Planni	ded and prepared by Butler, Planning Commission Secretary ing and Economic Development Department, of Saint Paul	
Respectfully submitted,		Approved
		(Date)
	- <u>-</u>	
Donna Drummond Planning Administrator		Marilyn Porter Secretary of the Planning Commission
Butler\p	lanning commission\minutes\September 4, 2009	